



WILSONS
ESTATE AGENTS
FOR SALE
01823 324 324

77 Eaton Crescent, Taunton, Somerset

£240,000

Located less than 1 mile from the town centre and close to the local Tesco's Express and railway station is this lovely, well modernised 2 double bedroom semi detached house with a conservatory. The property benefits from double glazing and gas heating and an early viewing is considered essential to avoid missing out.



Key Features

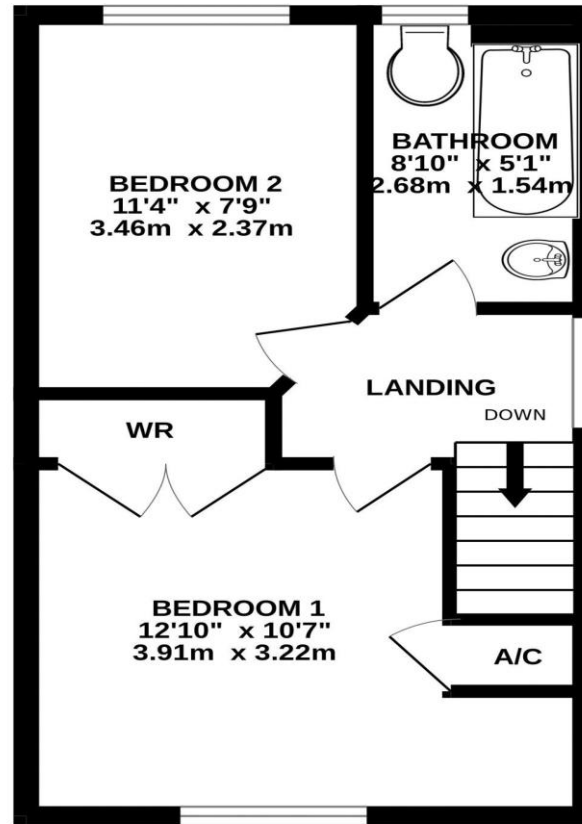
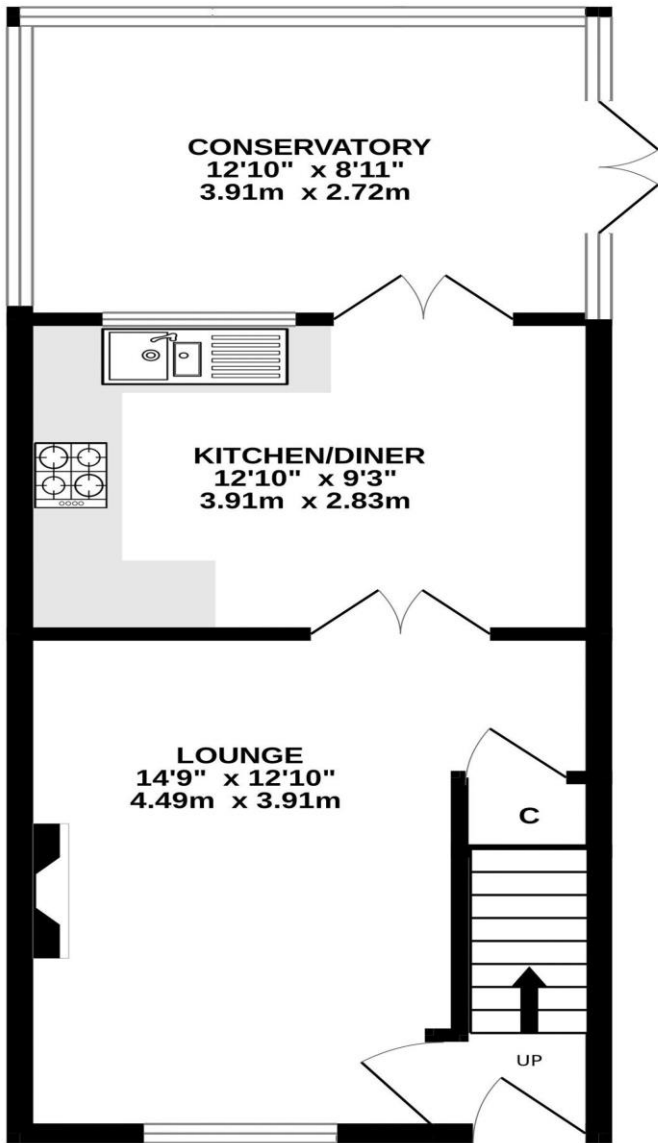
- A modern semi detached house
- Located a short distance to the local Tesco's Express and railway station
- Well presented accommodation
- Entrance porch with stairs to the first floor
- Generous sized lounge
- Kitchen/dining room and double glazed conservatory
- 2 double bedrooms and family bathroom
- Double glazing and gas heating
- Pleasant and level rear garden
- Off road parking for 2 vehicles





Directions: From the town centre or the M5 motorway, proceed over the Obridge Viaduct and turn left into Priorswood Road. Take the fourth left hand turn into Heavitree Way, then first left into Eaton Crescent where No.77 will be found a short way along on the left hand side and identified by our for sale board.

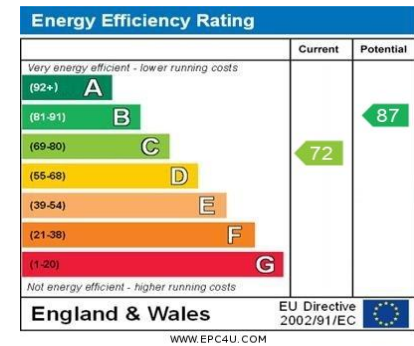




Tenure: Freehold

Tax band: C

Services: Mains electricity, gas, water and drainage. Gas heating.



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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